From: planning@adur-worthing.gov.uk
Sent: 21 April 2023 11:17
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/0466/23

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/04/2023 11:16 AM from Mrs Sue Wade.

Application Summary

Address:	Land West Of 9 Irene Avenue Lancing West Sussex
Proposal:	Erection of a new single storey detached dwelling with car port on east side and 2 parking spaces. Application to Vary Condition 1 (Approved Plans) of previously approved AWDM/1469/21 to amend plans to include an additional bedroom with ensuite within the roofspace with roof lights to both side elevations.|cr||cr||cr||cr||cr|
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Mrs Sue Wade
Address:	11 Irene Avenue, Lancing, West Sussex BN15 9NZ

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	As per my original comments regarding the planning permission for this building, it should be DECLINED. The original application made for a dwelling on the land was for a two-storey property, which

was not allowed, so was amended to a one storey property. A two storey property is again being requested, so why is it even being discussed when previously it was not allowed? Please DECLINE this application.

The dwelling is part way along a private track to allow residents only of Irene Avenue to have rear access to their land. Each owner has to allow the other residents right of way to cross the land at the end of their garden, and the houses at the track entrances must allow access at the side of their property too. This is not a public right of way, but private so in my opinion the original application should never have been approved.

The original approved design allowed for a small bungalow to be built with no permitted development. Should these amended plans be agreed a 3rd bedroom will to added making this a house. A three-bedroom house leans itself more to a family, potentially meaning more cars than there is parking agreed for, more use of the unmade muddy track, more noise & disruption. Parking is already an issue in Irene Avenue, this would only add to it.

There are also fire safety requirements that are not being met. A fire engine would struggle to access the track to the property. The track at the access point between houses is at its narrowest giving only millimetres to spare each side of the appliance, plus it is over 45m away from the road. Therefore, does not meet the fire brigades' minimum requirements. I note that they have asked that a fire sprinkler system is added to allow them extra time to get to the dwelling. However what about our surrounding properties, how will they be protected from any fire outbreak if a fire appliance is unable or has delayed access?

I would also like to ask how are the services being attached to this new dwelling as this does not appear to have been taken into account in the plans so far? The new dwelling has no right over the track, and permission will not be granted by us to dig it up.

I have also noted on another page relating to this planning case, that the new landowners have stated there is no need for wheel washing as their vehicles will be parked on a concrete base. As the access to the road (that they have no right to use) is an unmade track it is often muddy. during demolition and clearance of the site, there was definite proof of mud on the road in Irene Avenue.

Kind regards